

PRINCIPLE 7

WINDOWS

Facades for large-scale development shall incorporate windows and doors over a minimum percentage of surface area for street fronting facades.

Window sashes shall be inset not less than 3 inches from the facade. (Reinforce this existing provision, and consider increasing dimension).

Why This Matters

The current Ordinance specifies that retail storefront area windows shall not be less than 55%. This should be strongly upheld and consideration given to additional standards.

Ground level of retail uses: 55% (existing standard)

Ground level of all other uses: (25-35% potential standard)

Upper levels for all uses: (15-25% potential standard)

Building facades should have large window areas to share the building's interior activities with the street.

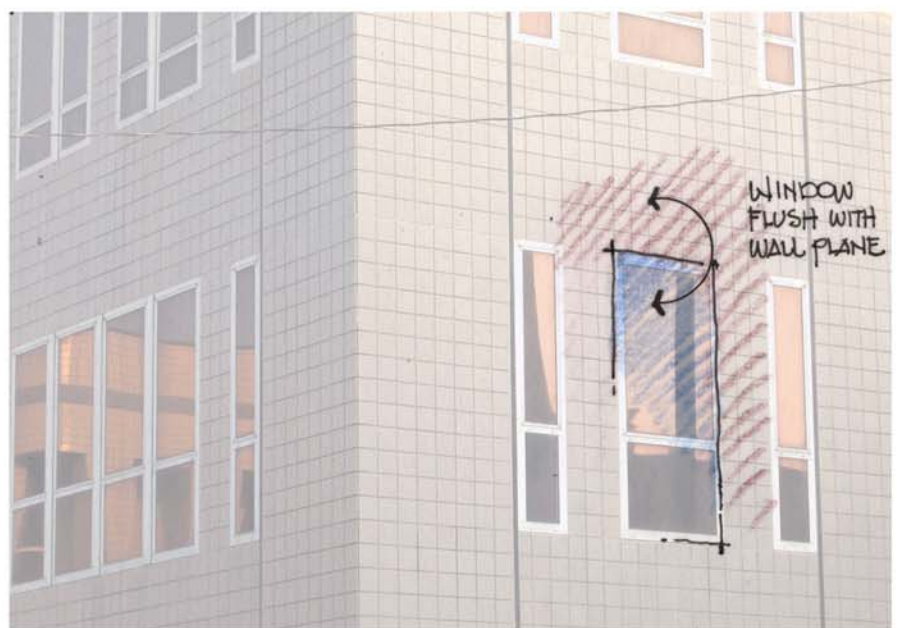
Storefront windows at street level are larger, suggesting common uses, while upper levels are smaller, indicating more private uses. The design of storefronts in particular can enhance pedestrian activity.

Commercial and mixed-use buildings should provide a high level of transparency at the street level in order to visually connect activities within and outside of the building.

The depth of window insets contributes to the visual thickness of the wall in which it is located and reinforces building material.



Greater percentage of glass at street level; slightly lower percentage above.



Little to no distinction between the window plane and the wall plane.



The measure of a building's transparency and its effect on the public realm is clear when this facade covering is removed.



Windows define the relationship between the private use and the public realm.

DESIGN PRINCIPLE 7

WINDOWS



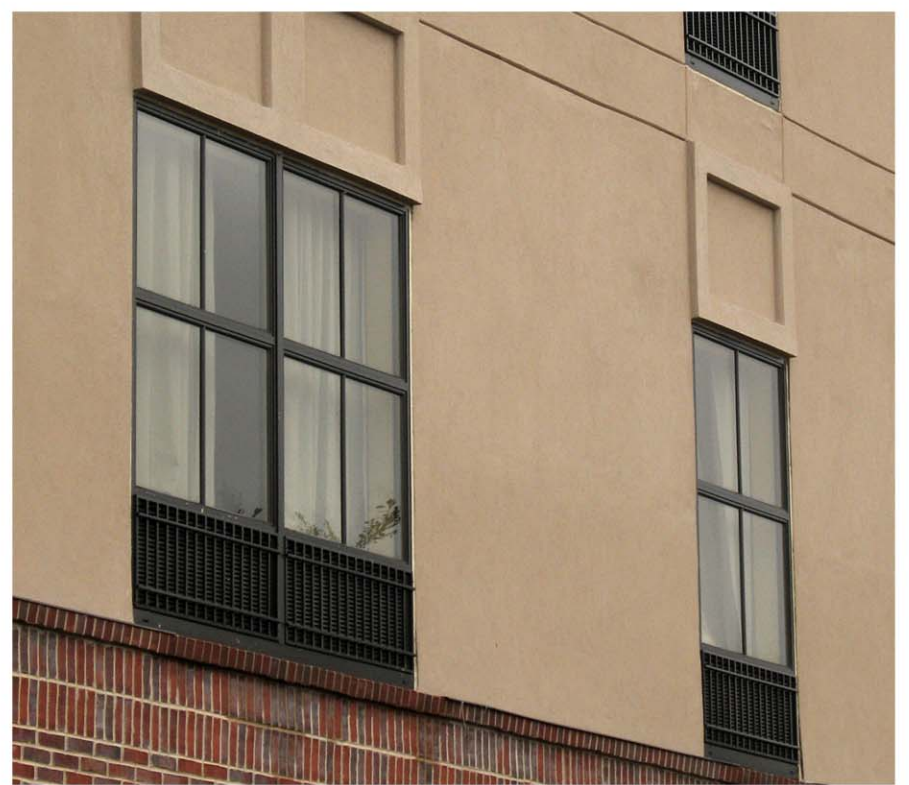
Large percentage of glass-to-wall area creates an engaging relationship with the street.



Smaller percentage of window area, especially at upper levels, diminishes relationship with the street.



Curtain wall windows should also be considered in addition to the existing prescription for 'punched opening' windows.



Window placement flush within the plane of facade fails to meet standards for inset depth.